

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
WORK SESSION MEETING HELD ON
Tuesday, December 2, 2014**

A Work Session of the Cochise County Board of Supervisors was held on Tuesday, December 2, 2014 at 11:00 a.m. in the Board of Supervisors Executive Conference Room, at 1415 Melody Lane, Building G, Bisbee, AZ 85603.

Present: Ann English, Vice-Chairman; Richard R. Searle, Supervisor

Absent: Patrick G. Call, Chairman

Staff Michael J. Ortega, County Administrator; Britt Hanson, Chief Civil Deputy Attorney;

Present: Beverly Wilson, Planning Director; Michael Izzo, Building Official; Gussie Motter, Deputy Clerk of the Board

Vice-Chairman English called the meeting to order at 11:00 a.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

PLEDGE OF ALLEGIANCE

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

INTRODUCTIONS

ITEMS FOR DISCUSSION

Board of Supervisors

1. Discussion and possible direction on the proposed update to the Cochise County Building Safety Codes (I-Codes).

Vice-Chairman English introduced the topic of the proposed update to the Cochise County Building Safety Codes and invited Ms. Beverly Wilson, Planning Director to speak.

Miss Wilson related that staff generated the request for this Work Session, informing the Supervisors that the adopted 2003 codes are outdated and that training and certification of the 2003 codes are no longer available. Local contractor groups have requested that the County do a better job of ensuring consistent codes County-wide. With this in mind, staff would like to adopt the 2012 codes as has Sierra Vista, Benson and Bisbee. Ms. Wilson also noted that the Building Code Advisory Appeals Board (BCAAB) sent this forward with their recommendation of approval from their September 9, 2014 meeting.

I-Codes are a set of books generated by the International Code Council (ICC) every three years. With each update The Code Council strives for greater uniformity to make everything easier to read and understand. There are some codes that are not recommended for

inclusion in this proposal. They are the ICC Performance Code, the International Private Sewage Disposal Code, and the International Zoning Code. Ms. Wilson noted that the Property Maintenance Code (PMC) was not included with this proposal but could be discussed at a later time.

Ms. Wilson explained that the 2012 Code allows for newer, less expensive building techniques that will save both time and money for the builders. There is greater leeway with new construction materials and products and the need for engineered drawings is reduced. When the 2003 I-Codes were adopted, a list of exemptions, additions, and deletions was created. The 2012 I-Codes will have a similar list which was reviewed by the BCAAB. Ms. Wilson passed out copies of the amendments for the 2003 I-Code and the proposed amendments for the 2012 I-Codes.

She went on to point out some of changes that will be seen with the adoption of the 2012 International Residential Code (IRC):

- Numerous allowances for use of new and innovative materials and methods of construction
- Structural Insulated Panels (SIP) construction is now recognized for use
- Townhouses are now permitted a 1-hour common fire wall
- Wireless interconnected smoke alarm technology permitted
- Precast concrete foundation systems approved
- Carbon monoxide alarms required in homes having fuel fired appliances and in dwellings with attached garages
- Doors between garage and residence requires self-closing devices

Ms. Wilson next enumerated some changes in the 2012 International Building Code for commercial buildings:

- The IBC refers to other International Codes for ease of use
- More flexibility for existing buildings
- Reorganized for consistency
- Clarifications for changing trends in construction
- All changes mentioned for IRC
- Allows for code approved new and innovative materials.

All I-Code books show new language.

Ms. Wilson then talked about the Property Maintenance Code recommended by the BCAAB to be considered in the adoption of the 2012 Codes. The reasons the BCAAB recommends a PMC is that it

- Allows blight to be addressed
- Is very flexible and easy to understand
- Makes a good tool in and around city boundaries and County enclaves

Ms. Wilson cautioned that a PMC is not a cure all and not for the entire County as it is difficult to be consistent in rural areas. She suggested it might be best for Class A areas. She also reported that the County Attorney's Office was going to look at perhaps creating a PMC for the County.

Mr. Hanson concurred that, if the Board were interested in a PMC, it would be best to tailor it specifically for the County.

Ms. Wilson encouraged the Supervisors to engage Mr. Izzo, Building Official, with questions regarding the changes from the 2003 I-Code to the 2012 I-Code.

Supervisor Searle expressed concern that things may be in the Code that the County is unaware of until an incident occurs. He also inquired about a list of repair items that would not require a permit from the 2003 Codes and wanted to make sure that the list was not lost in the 2012 Codes. Ms. Wilson pointed out the section that listed the exempt repair items. She assured Supervisor Searle that the 2012 Codes were really more user friendly than the 2003 codes.

Asked about next steps, Ms. Wilson stated that staff would come up with a new ordinance that would adopt the 2012 I-Codes with all of the exemptions and bring it before the board in the New Year. That way, each Supervisor could have time to meet with Mr. Izzo to have questions answered.

Mr. Izzo addressed Chapter 11, Energy Efficiency Code and noted that many things in the 2012 Chapter 11 will cost more money but the County has the discretion to use the 2003 Energy Efficiency Code so as not to add expenses just as Sierra Vista did. He did warn that there may be a government mandate to improve energy efficiency codes in the near future.

Supervisor Searle inquired about making changes in the Code if something is found after its adoption.

Ms. Wilson responded that changes could be taken to the BCAAB for their recommendation

Vice-Chairman English asked that staff sit down with Chairman Call and go over the changes with him. She also agreed that the Board would address the PMC separately.

Vice-Chairman English adjourned the meeting at 11:30 a.m.

APPROVED:

Ann English, Vice-Chairman

ATTEST:

Gussie Motter, Deputy Clerk of the Board

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